



COHO POINT AT KELLOGG CREEK PROJECT UPDATE



CITY OF MILWAUKIE
BLACK ROCK, LLC
JONES ARCHITECTURE

- INTRODUCTION
- PROJECT TIMELINE AND GOALS
- PROJECT ENGAGEMENT
 - Leila Aman, City of Milwaukie
- INITIAL SCHEME AND DESIGN RESPONSE
 - Alan Jones, Jones Architecture
- QUESTIONS



WILLAMETTE
RIVER

DOWNTOWN

KELLOGG
CREEK



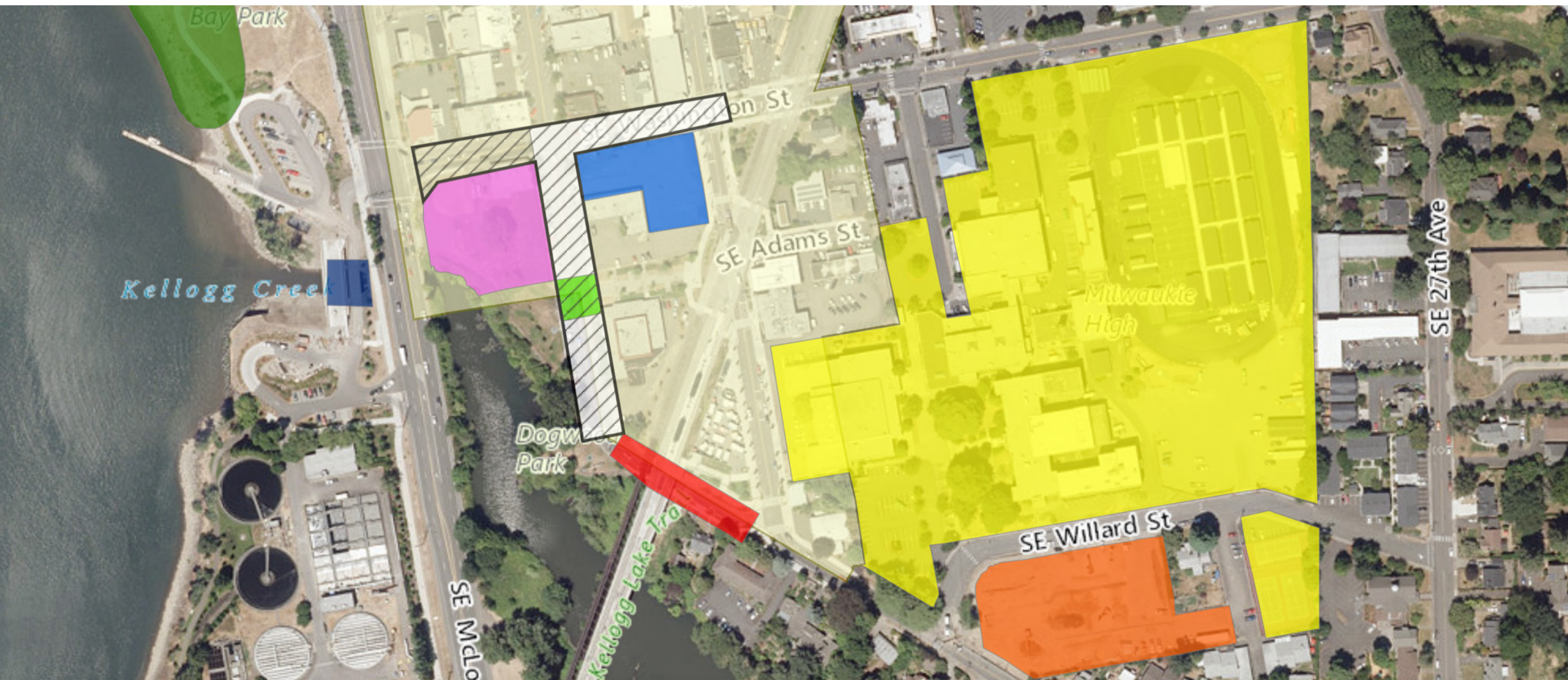
LOCATION

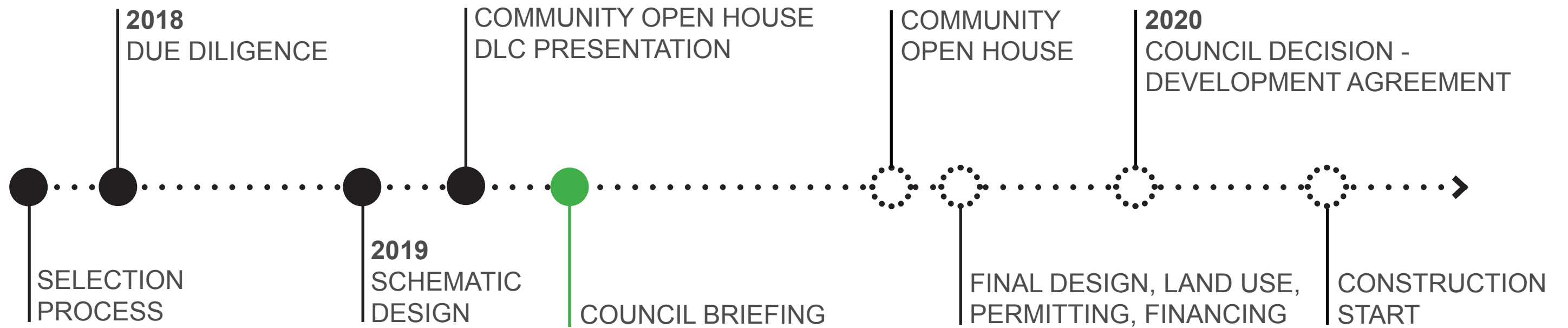


KEY

- BIKE PATHS
- PEDESTRIAN PATHS
- MAX - ORANGE LINE
- MAX STATION
- PUBLIC PARKS
- FARMERS MARKET
- CITY HALL

CONTEXT MAP





FEEDBACK & PROGRESS

- A project that leverages the spectacular views of the Willamette River and serves as a gateway to the downtown
- A project that maximizes the city's desire to help revitalize downtown
- A project that includes housing or other uses over retail
- A project that considers housing options that meet a variety of incomes
- A project that considers sustainable and equitable transit oriented development (TOD) elements
- A project that uses “green” construction
- A project that is a good environmental neighbor to Kellogg Creek

PROJECT GOALS



PROJECT ENGAGEMENT

- March 4th, 2019 - Advisory review from the Design Landmarks Committee (DLC)
- March 6th, 2019 - Community Open House
- March 6th, 2019 - March 18th, 2019 - Online Survey

PROJECT ENGAGEMENT



BUILDING CHARACTER

- Building massing
- Building materials
- Pedestrian scale
- Creek, views of the river
- Public access
- Ground floor uses
- Welcoming
- Visually distinct, art

COMMUNITY FEEDBACK



PEDESTRIAN REALM - GROUND FLOOR DESIGN

- Sidewalks
- Massing and views
- Activity and gathering
- Access and connections
- Safety and comfort

COMMUNITY FEEDBACK



VIEW TO WEST FROM MAIN STREET



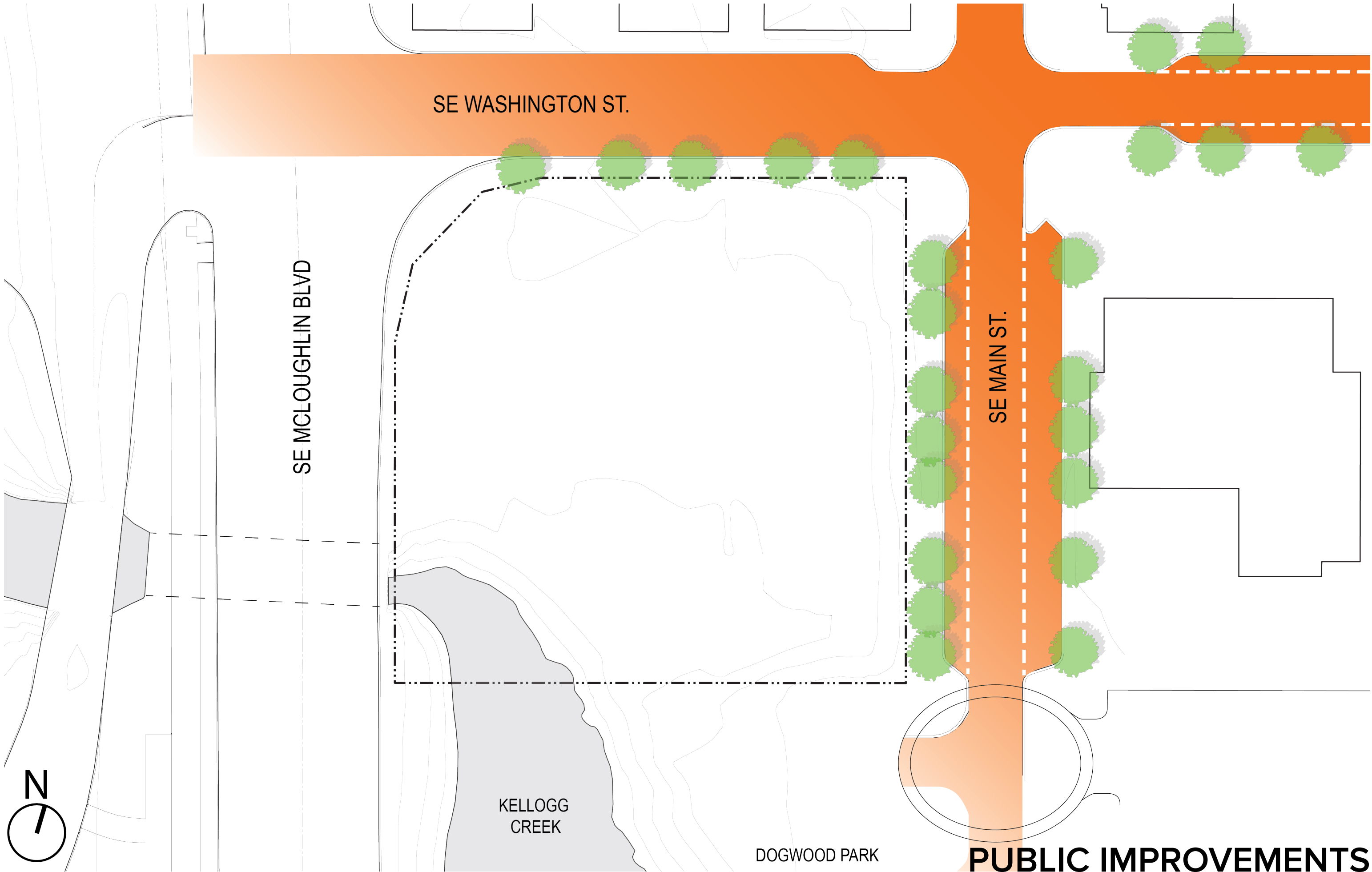
VIEW TO SOUTH FROM SITE



PEDESTRIAN REALM - ADJACENT SPACES

- Connections
- Massing
- Viewshed
- Parking
- Art and dogs

COMMUNITY FEEDBACK



SE WASHINGTON ST.

SE MCLOUGHLIN BLVD

SE MAIN ST.

KELLOGG
CREEK

DOGWOOD PARK

PUBLIC IMPROVEMENTS



COMMERCIAL USES

- Restaurants
- Grocery store
- Local

COMMUNITY FEEDBACK



2018

City of Milwaukie, Oregon
Downtown Parking Management Strategy

PROJECT SUMMARY AND RECOMMENDATIONS FOR PARKING MANAGEMENT

FINAL REPORT
October 10, 2018



RICK WILLIAMS CONSULTING
Parking & Transportation

Downtown Milwaukie Parking Management Strategy

employees or visitors. This is based on how the lots are controlled through signage that limits access to specific users. Four of the City's lots (Lots 10, 11, 12, 13 and 23) are scheduled for redevelopment in the very near term. This will eliminate 120 of the City's current supply of 153, increasing the total percentage of the off-street supply in private control to nearly 98%.

♦ **Shared Use**

Opportunities exist for shared use of off-street parking, though the small size and broad distribution of facilities could make this challenging. Some of the larger institutional facilities (e.g., schools and churches) may offer the potential for shared-use partnerships. The 2018 data analysis revealed that there are more than 1,000 empty stalls in off-street lots at peak hours. As previously stated, 93% of the existing supply is in private ownership. Creating opportunities to share this supply more generally will require innovative partnerships between owners of underutilized supply and downtown businesses.

♦ **Surrounding Neighborhoods**

As parking demand in the downtown grows, surrounding neighborhoods may benefit from a separate engagement process that investigates the trade-offs of neighborhood parking management to protect access for residents and guests.

C. Strategy Considerations

PARKING

- The full spectrum
- Shared parking

COMMUNITY FEEDBACK



SUSTAINABILITY

- Stormwater
- Energy

COMMUNITY FEEDBACK

- INTRODUCTION
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- PROJECT ENGAGEMENT

Leila Aman, City of Milwaukie

- INITIAL SCHEME AND DESIGN RESPONSE
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- QUESTIONS

INITIAL SCHEME AND DESIGN RESPONSE:

- Context
- Specifics of the Site
- Ground Story Program
- Massing Schemes
- Dialogue of the Project & Public Realm



EAST
VIEW TO SE MAIN ST.



**SOUTHEAST
VIEW TO DOGWOOD PARK**



**SOUTH
VIEW TO KELLOGG CREEK**



SOUTHWEST
VIEW TO MCLOUGHLIN

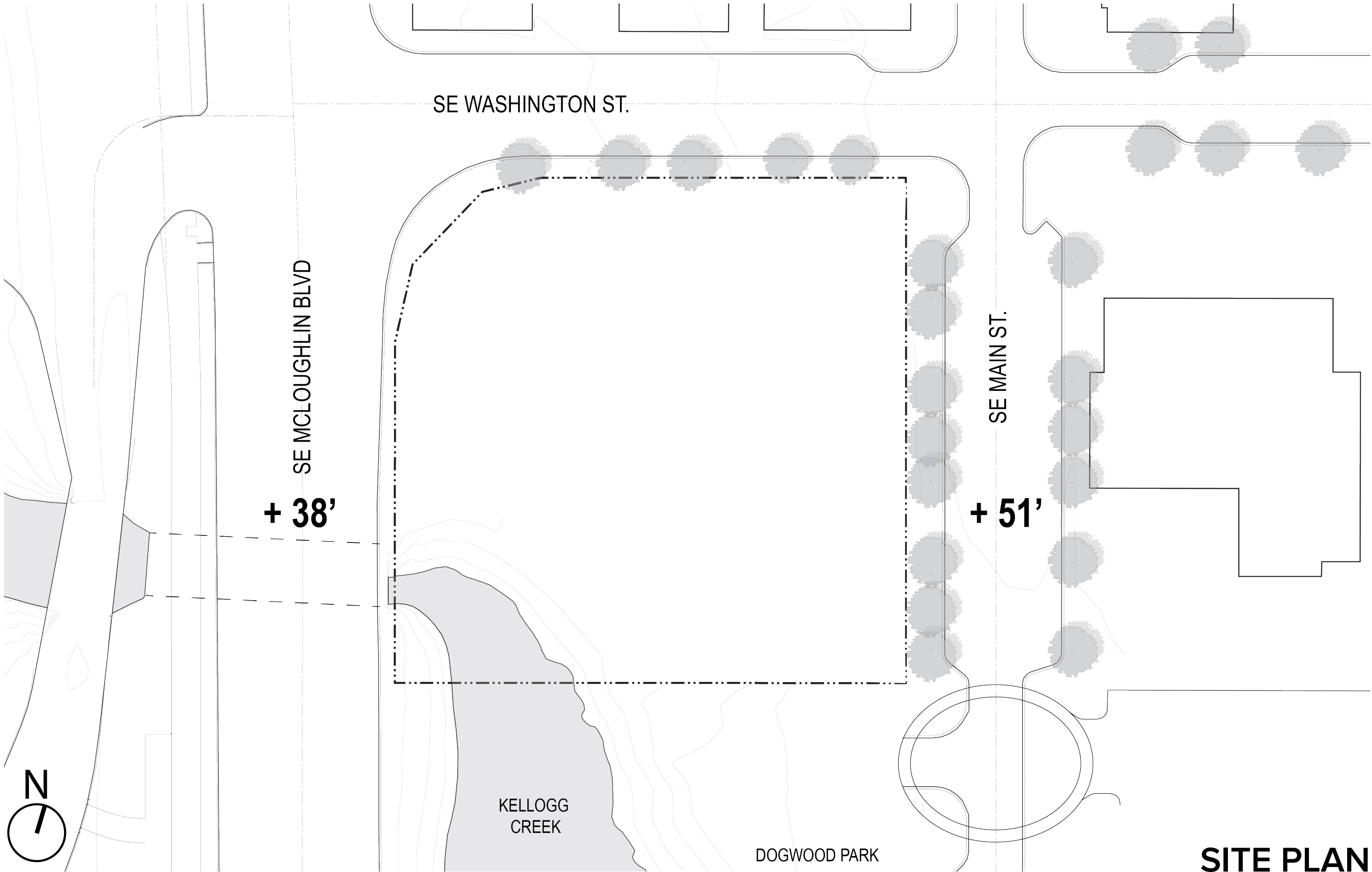


WEST
VIEW TO WILLAMETTE

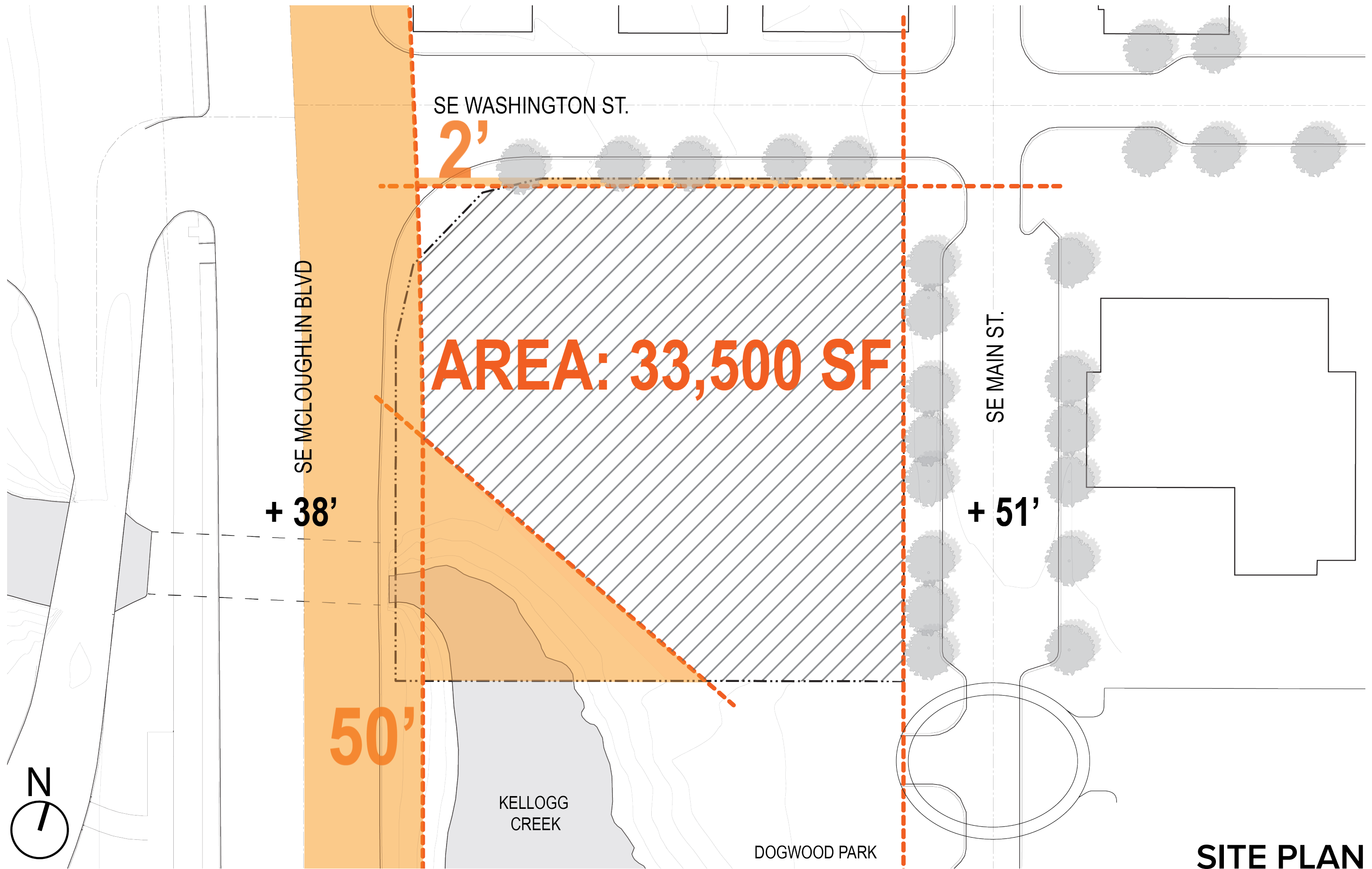


NORTHWEST
VIEW TO MCLOUGHLIN

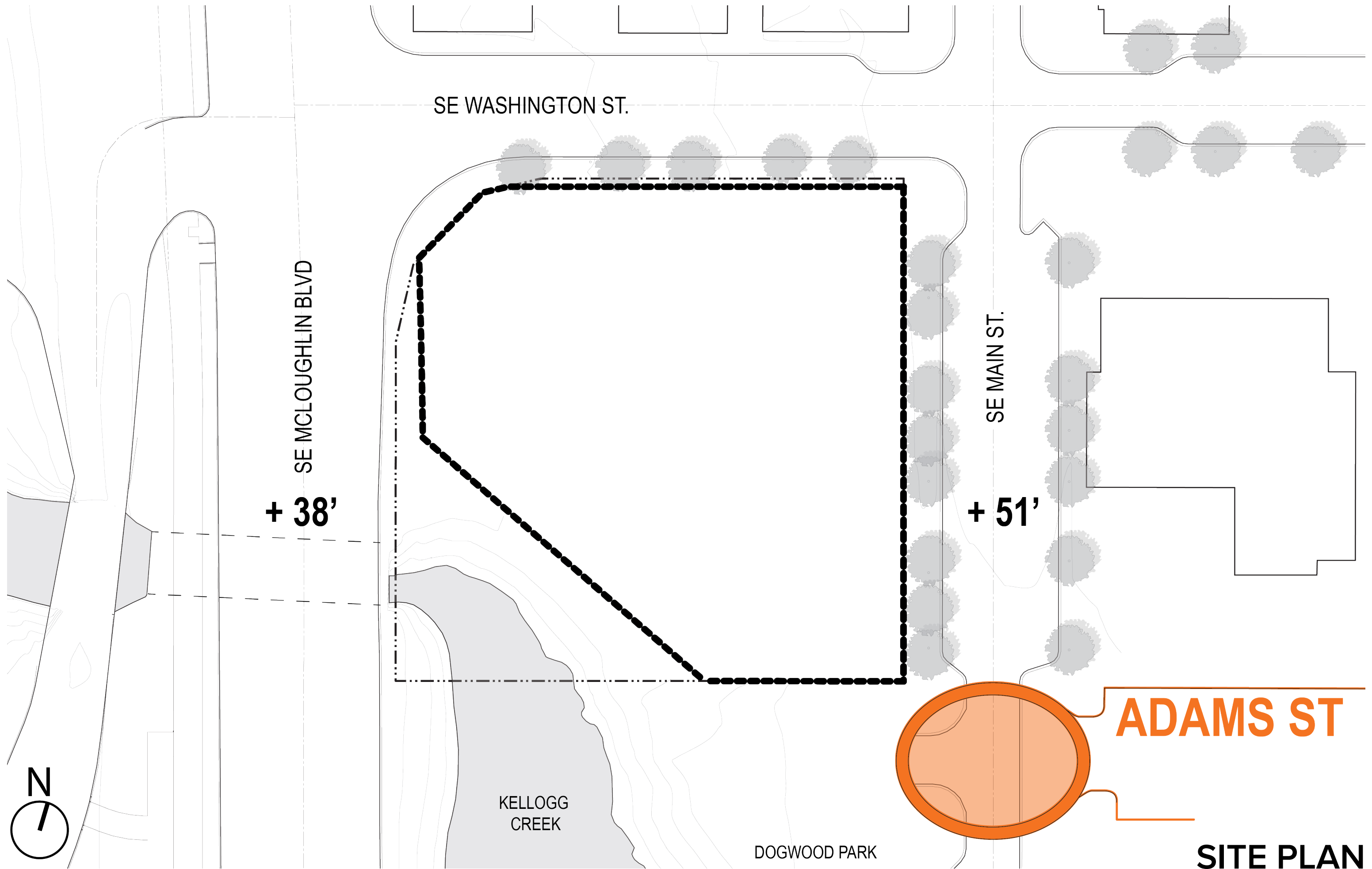
SPECIFICS OF THE SITE



SITE PLAN



SITE PLAN



SE WASHINGTON ST.

SE MCLOUGHLIN BLVD

+ 38'

SE MAIN ST.

+ 51'

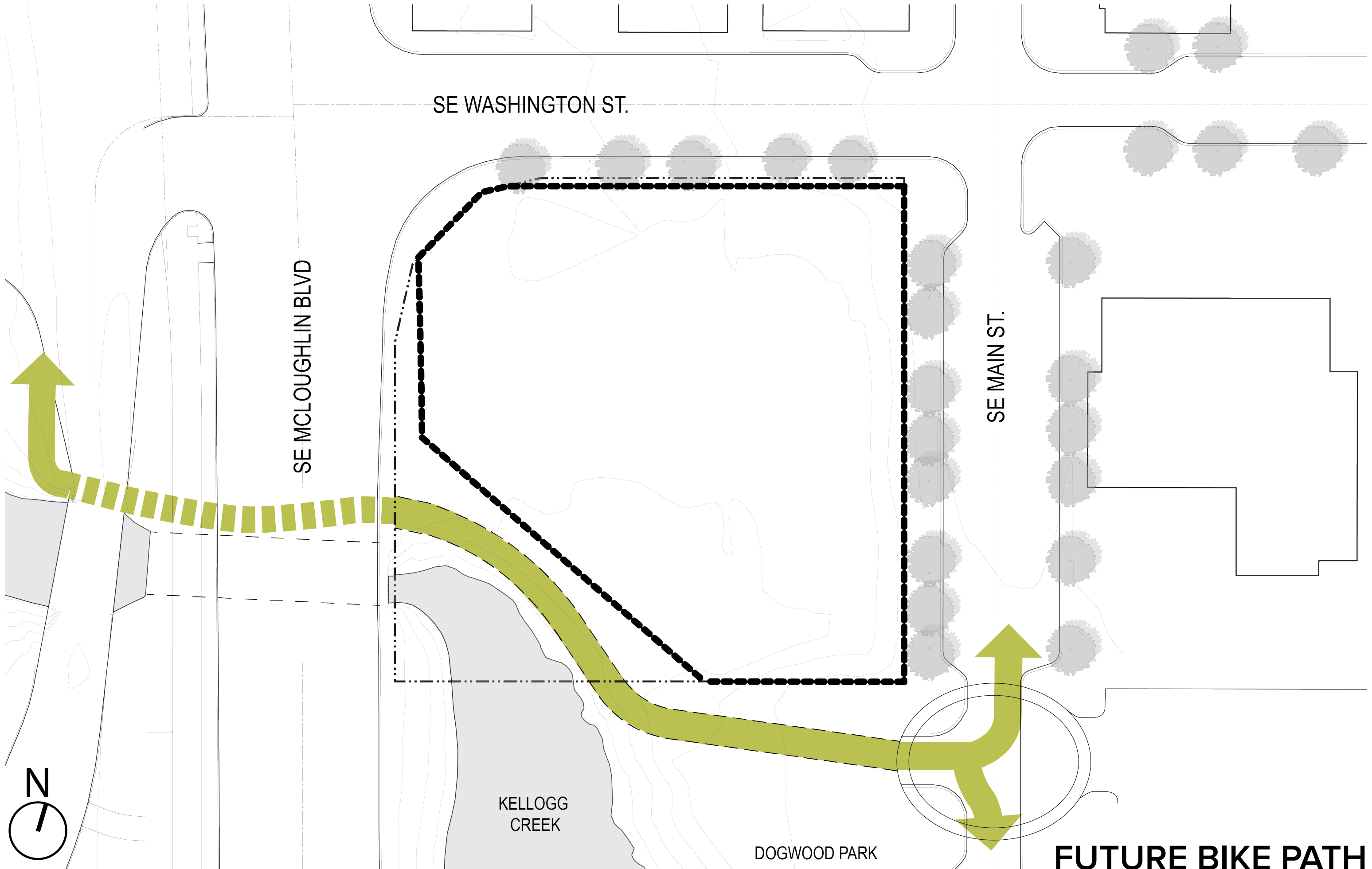
ADAMS ST

KELLOGG
CREEK

DOGWOOD PARK

SITE PLAN

N



SE WASHINGTON ST.

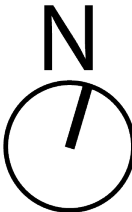
SE MCLOUGHLIN BLVD

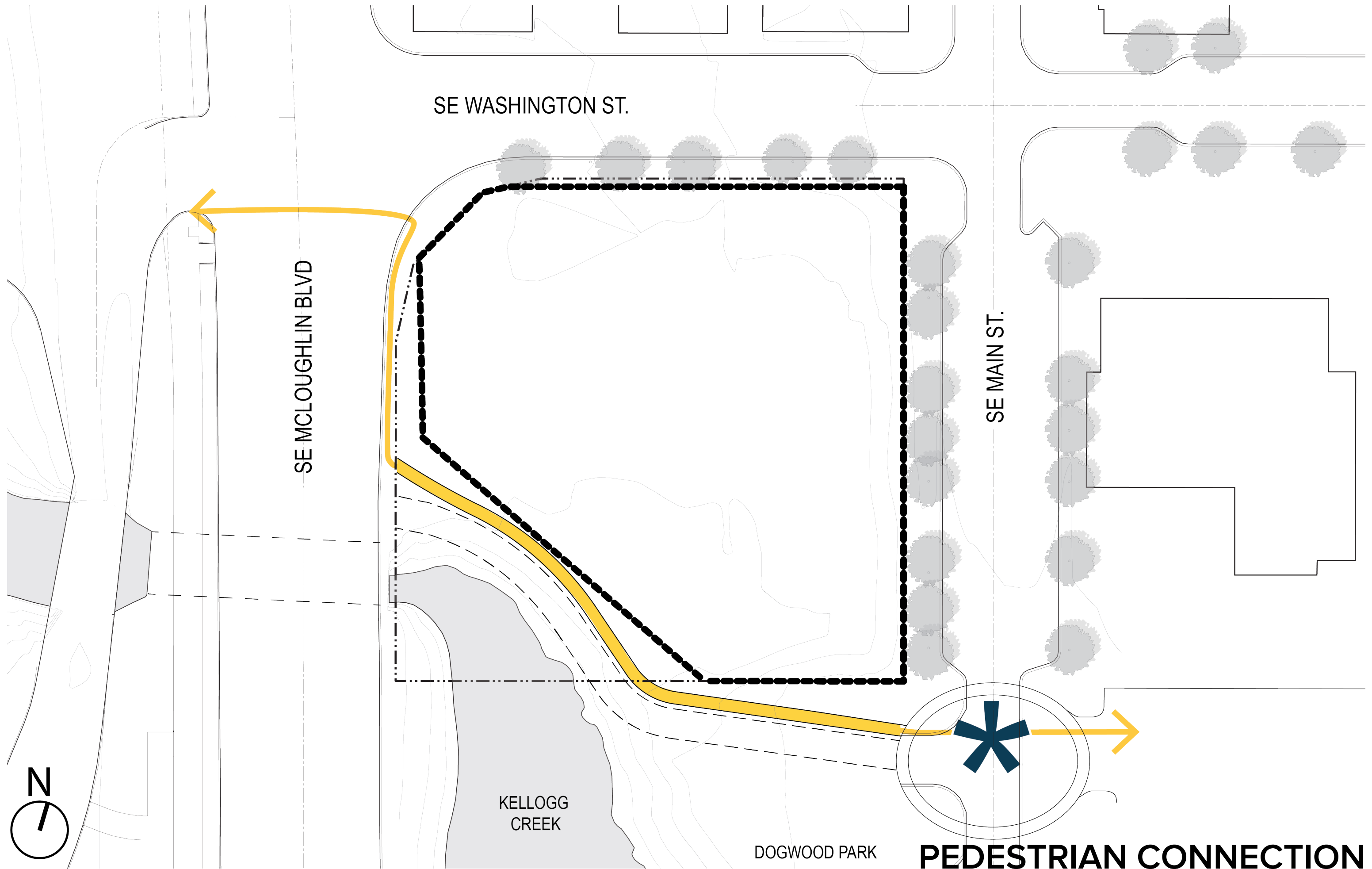
SE MAIN ST.

KELLOGG
CREEK

DOGWOOD PARK

FUTURE BIKE PATH





SE WASHINGTON ST.

SE MCLAUGHLIN BLVD

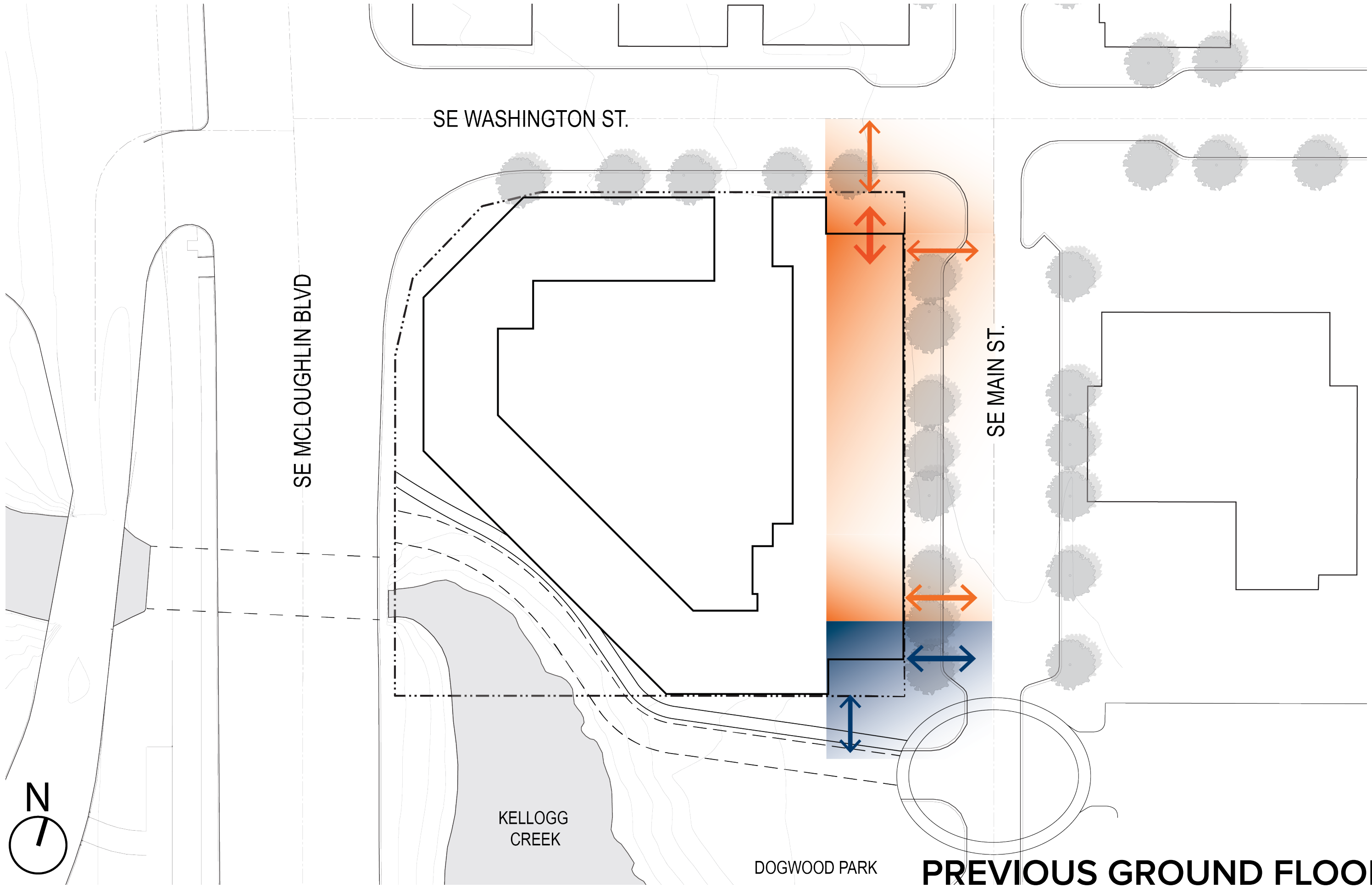
SE MAIN ST.

KELLOGG
CREEK

DOGWOOD PARK

PEDESTRIAN CONNECTION

GROUND STORY PROGRAM



SE WASHINGTON ST.

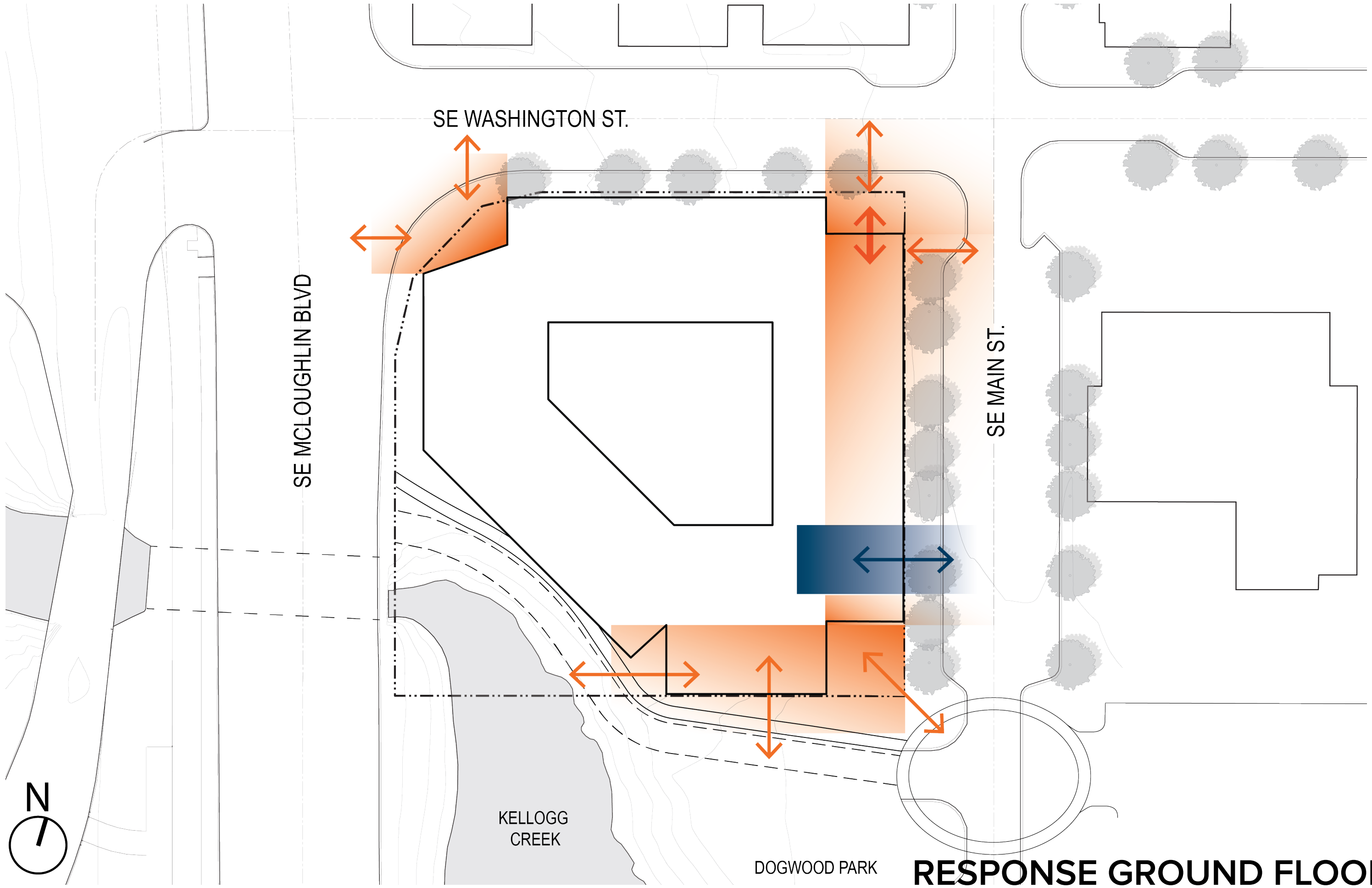
SE MCLOUGHLIN BLVD

SE MAIN ST.

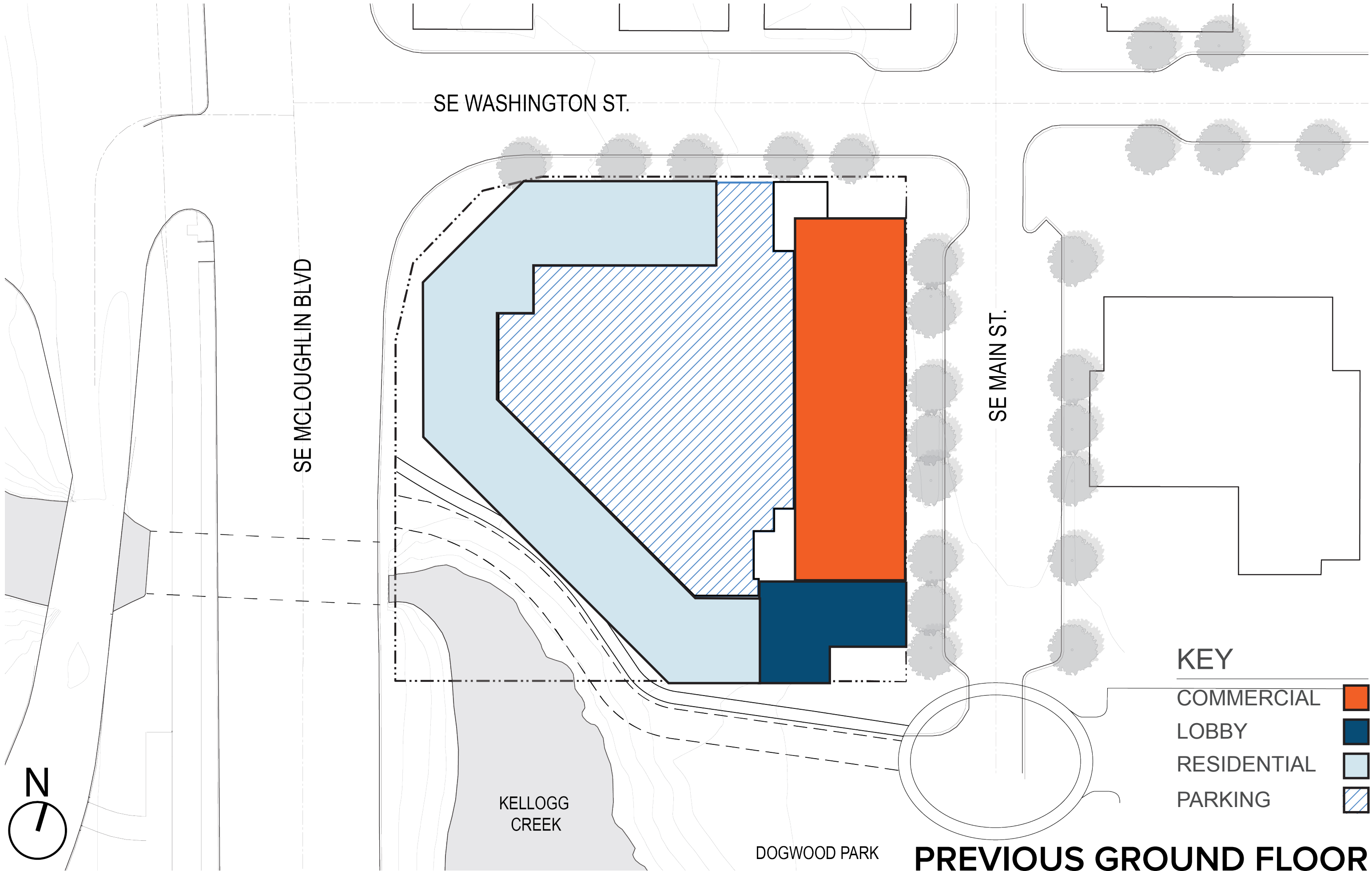
KELLOGG
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DOGWOOD PARK

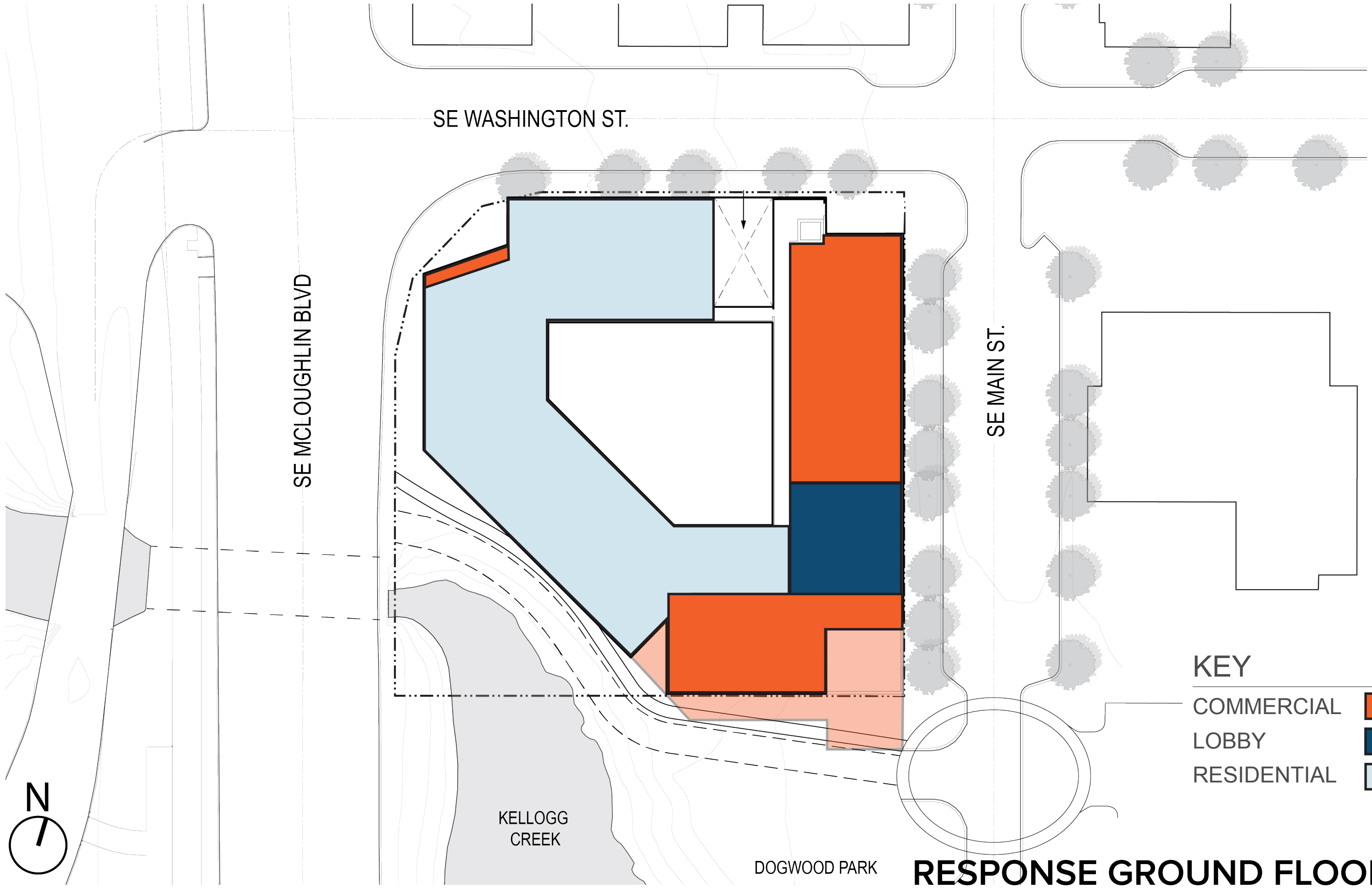
PREVIOUS GROUND FLOOR



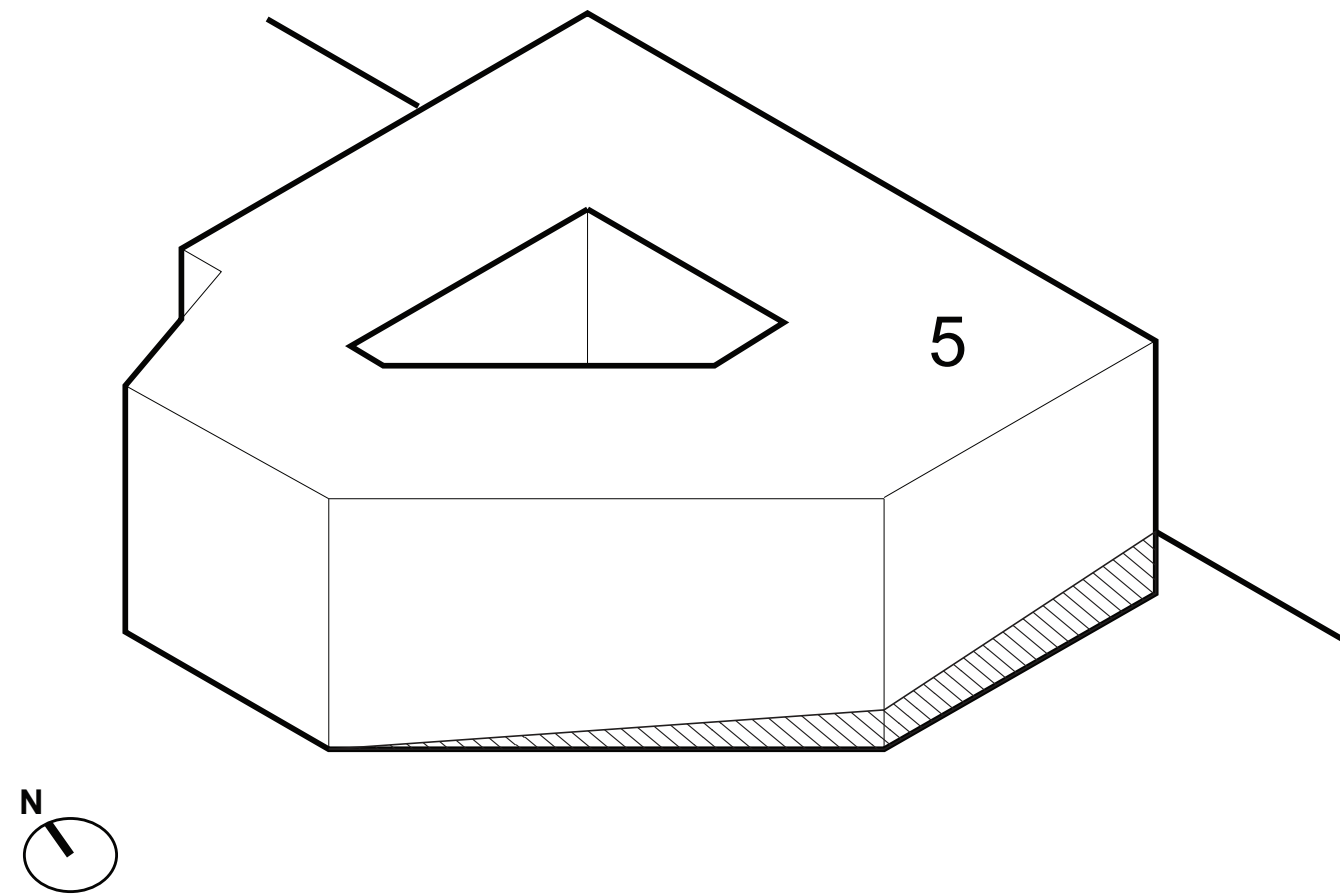
RESPONSE GROUND FLOOR



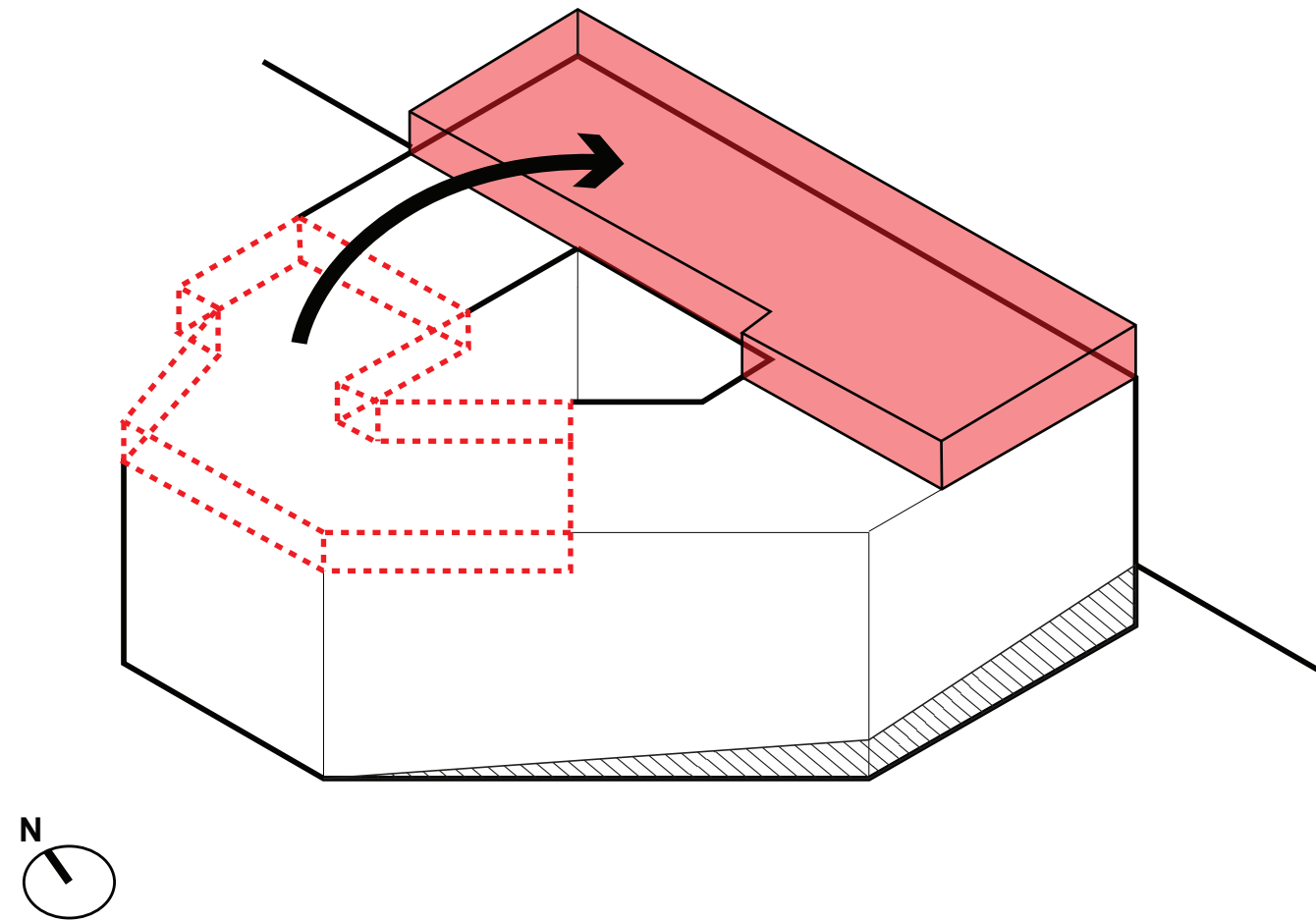
PREVIOUS GROUND FLOOR



MASSING SCHEMES



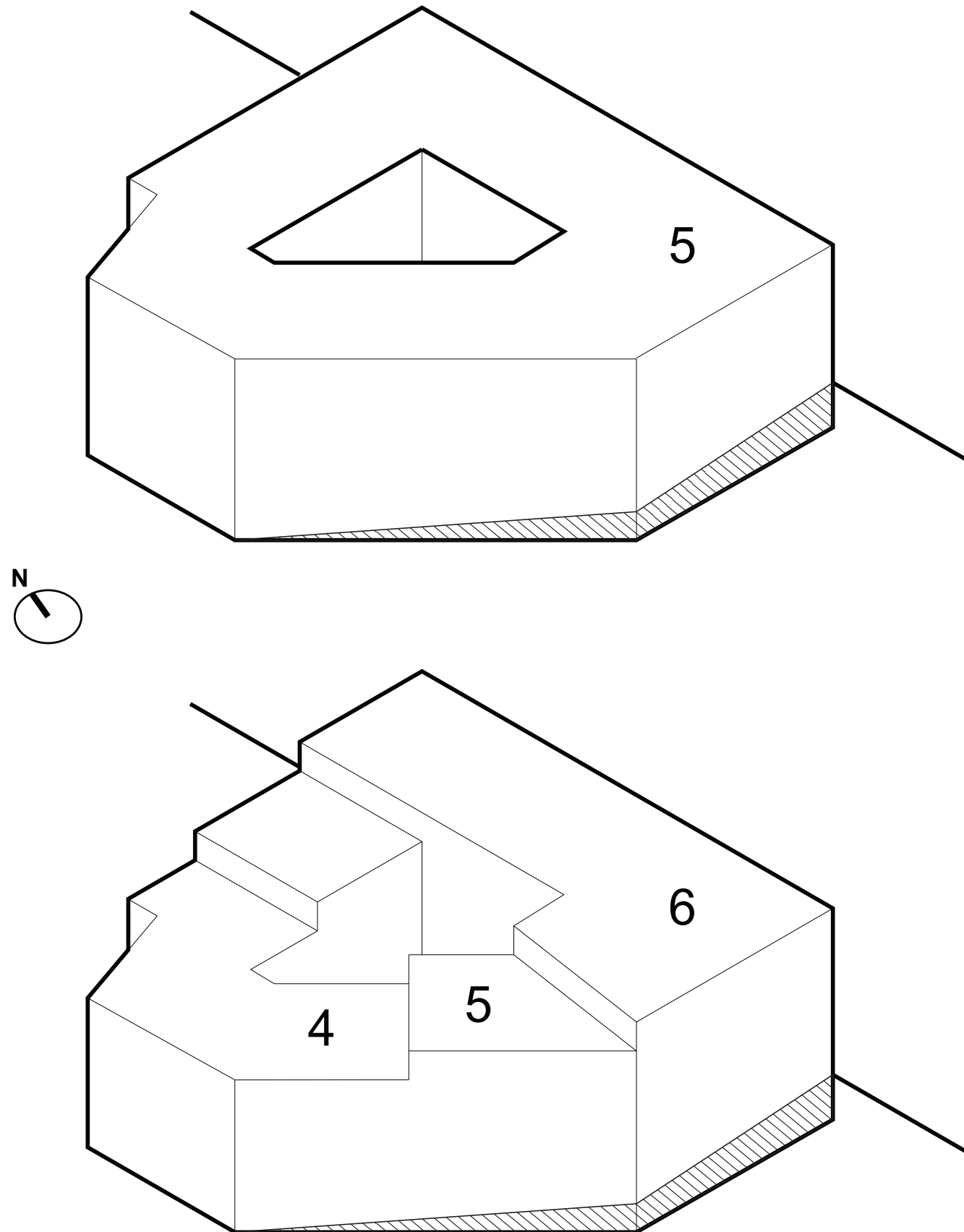
PREVIOUS MASSING



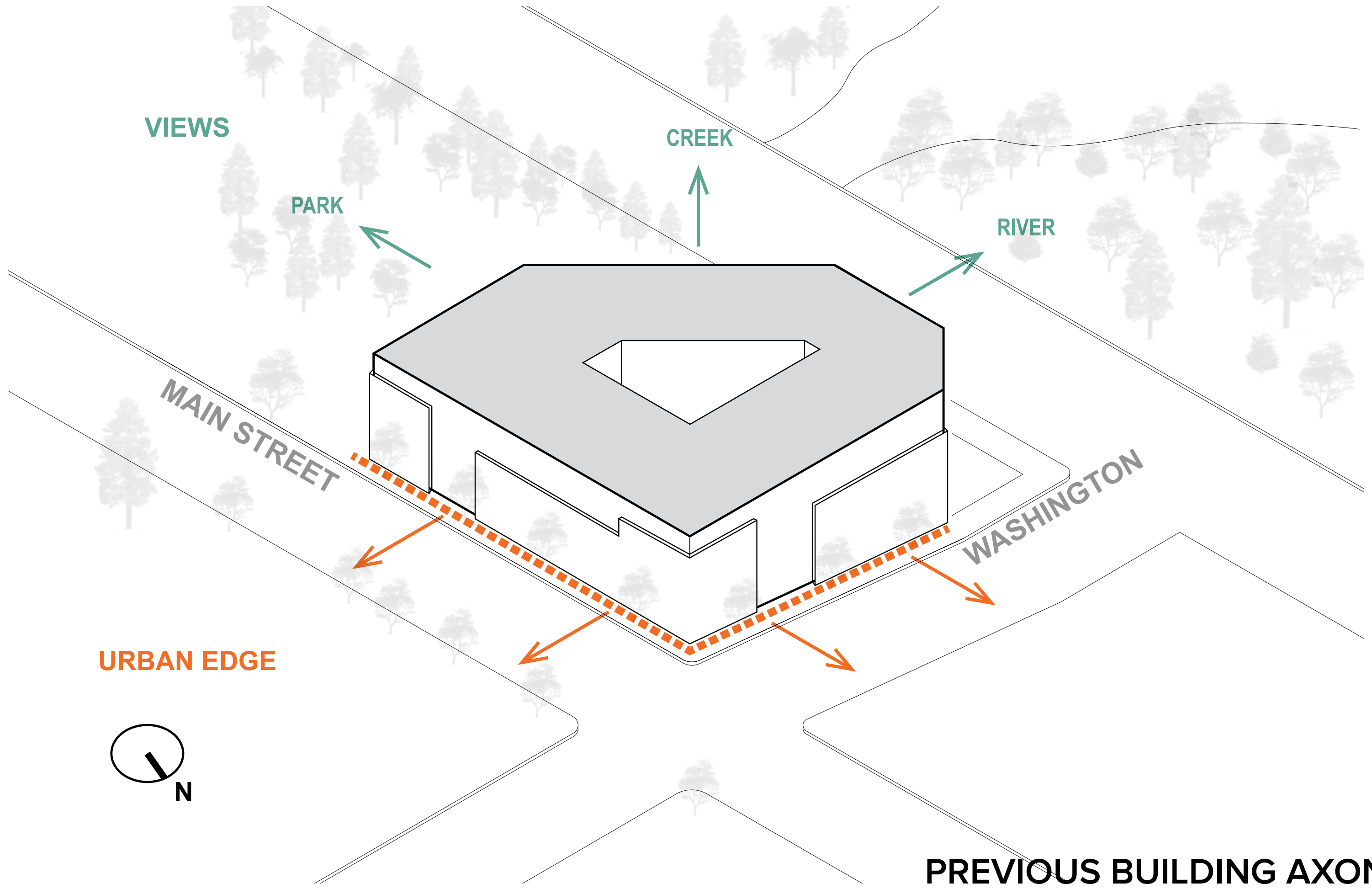
MASSING RESPONSE

MAXIMIZING RESIDENTIAL AREA

- Make the project financially viable
- Address identified need for a variety of housing



MASSING RESPONSE



VIEWS

PARK

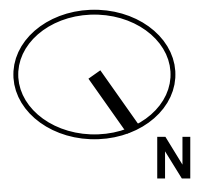
CREEK

RIVER

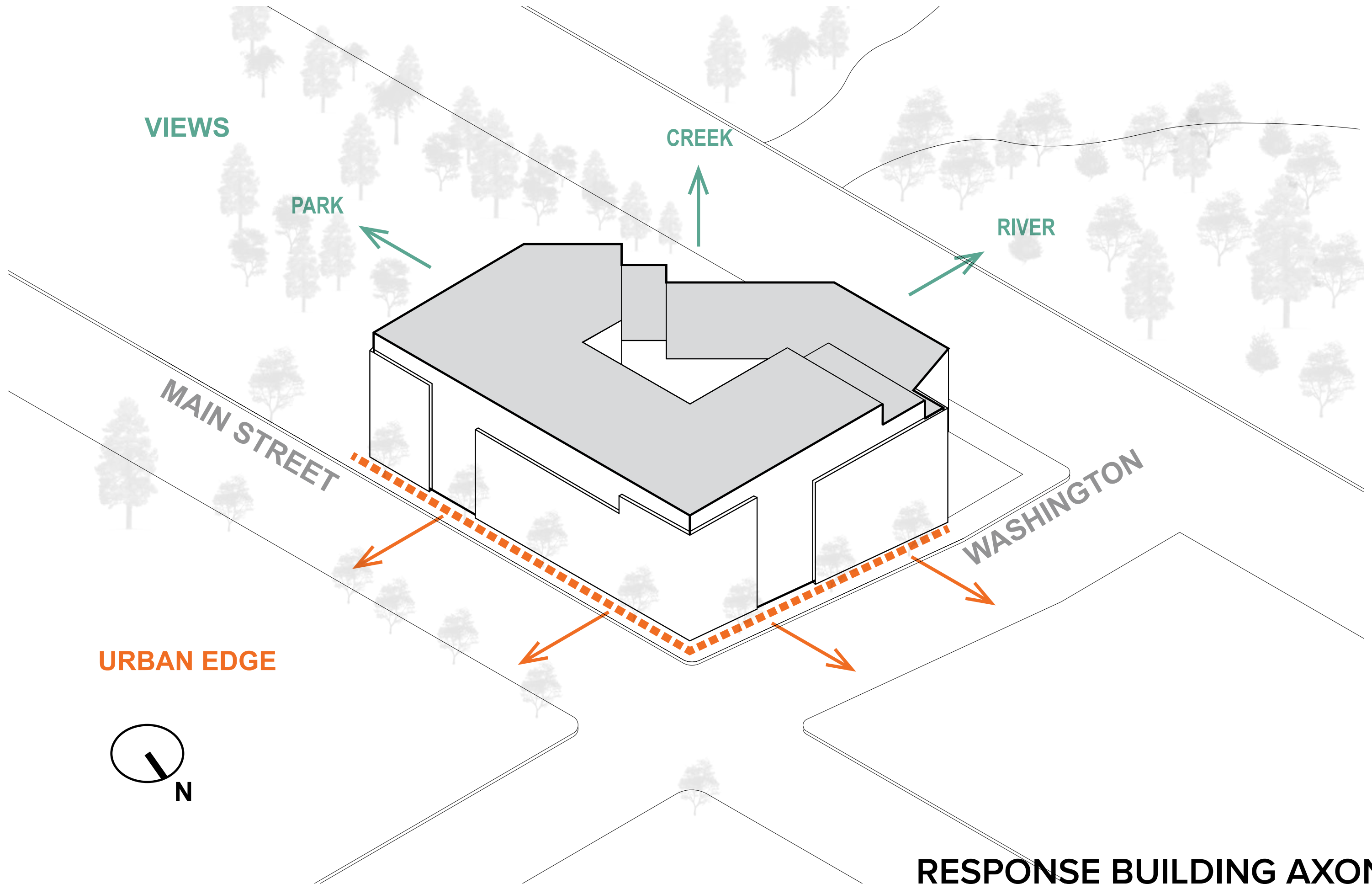
MAIN STREET

WASHINGTON

URBAN EDGE



PREVIOUS BUILDING AXON



VIEWS

PARK

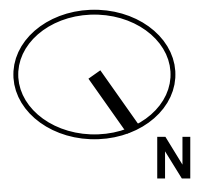
CREEK

RIVER

MAIN STREET

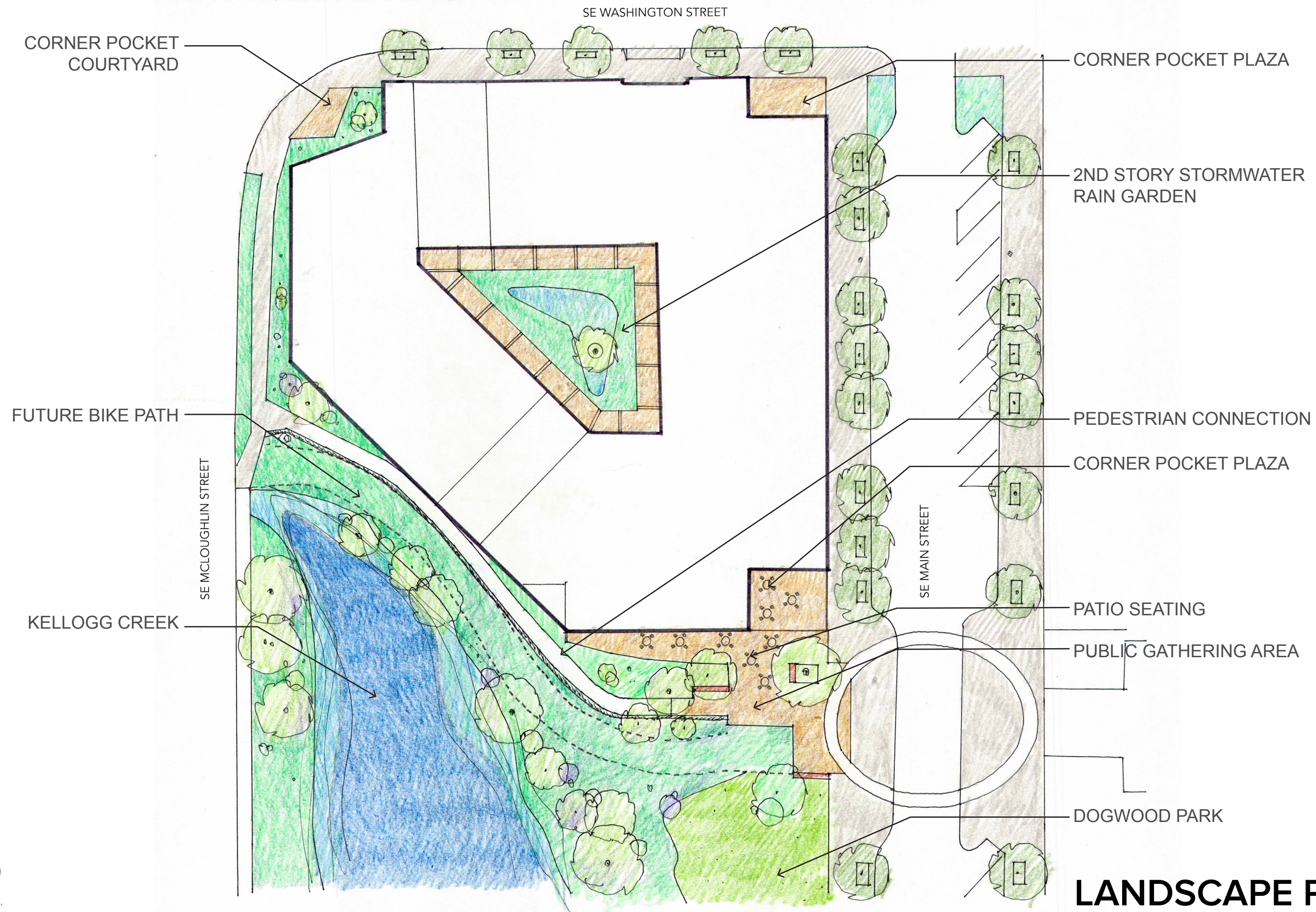
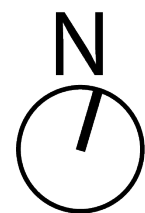
WASHINGTON

URBAN EDGE



RESPONSE BUILDING AXON

**DIALOGUE OF
THE PROJECT &
PUBLIC REALM**



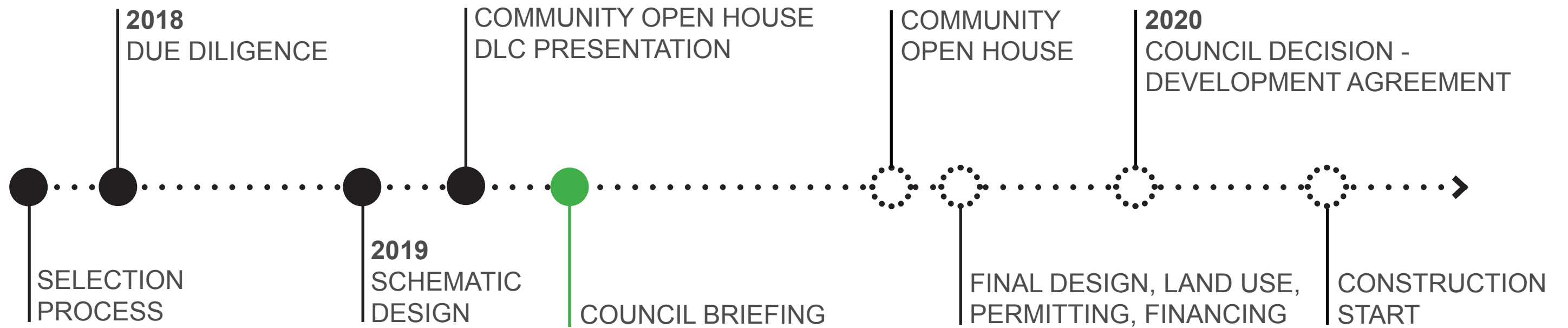
LANDSCAPE PLAN



CORNER AT ADAMS ST & DOGWOOD PARK



CORNER OF MAIN & WASHINGTON



NEXT STEPS AND QUESTIONS

